

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Union County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$25,901,339**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	27		
Program Progress:							
% of Funds Committed	90.73 %	91.16 %	17	92.63 %	30	31	
% of Funds Disbursed	86.03 %	85.22 %	13	86.67 %	38	40	
Leveraging Ratio for Rental Activities	4.31	5.18	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	72.42 %	85.16 %	25	88.14 %	7	7	
% of Completed CHDO Disbursements to All CHDO Reservations***	45.55 %	72.40 %	23	76.19 %	6	7	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.65 %	84.39 %	13	81.48 %	58	57	
% of 0-30% AMI Renters to All Renters***	48.87 %	45.34 %	14	45.62 %	57	55	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.62 %	1	96.17 %	100	100	
Overall Ranking:			In State:	22 / 27	Nationally:	24 30	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$27,508	\$30,353		\$28,750	442 Units	84.40 %	
Homebuyer Unit	\$16,324	\$17,933		\$15,714	68 Units	13.00 %	
Homeowner-Rehab Unit	\$19,230	\$16,007		\$21,140	14 Units	2.70 %	
TBRA Unit	\$0	\$8,234		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Union County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$135,128	\$93,570	\$19,231
State:*	\$115,750	\$99,135	\$17,757
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ:	1.1 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	42.8	4.4	50.0	0.0	Single/Non-Elderly:	10.4	36.8	42.9	0.0
Black/African American:	33.9	79.4	35.7	0.0	Elderly:	66.5	2.9	28.6	0.0
Asian:	2.0	1.5	7.1	0.0	Related/Single Parent:	11.1	42.6	7.1	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	4.5	16.2	21.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.9	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.2	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.2	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	17.2	14.7	7.1	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	66.7	10.3	14.3	0.0	Section 8:	18.1	1.5 [#]		
2 Persons:	14.5	32.4	57.1	0.0	HOME TBRA:	2.7			
3 Persons:	7.5	33.8	0.0	0.0	Other:	21.7			
4 Persons:	6.6	14.7	21.4	0.0	No Assistance:	55.0			
5 Persons:	3.2	4.4	0.0	0.0					
6 Persons:	0.9	4.4	0.0	0.0					
7 Persons:	0.5	0.0	7.1	0.0					
8 or more Persons:	0.2	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				194

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Union County Consortium

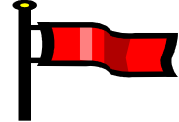
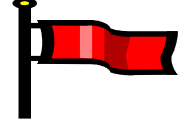
State: NJ

Group Rank: 24
 (Percentile)

State Rank: 22 / 27 PJs

Overall Rank: 30
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	72.42	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	45.55	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.65	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	2.4	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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